



First Floor Rear Flat, 120 Llandaff Road, Cardiff, South Glamorgan. CF11 9PW

- OPEN PLAN LOUNGE/BEDROOM
- AVAILABLE FROM 21ST JUNE 2023
- FIRST FLOOR STUDIO FLAT
- KITCHEN WITH APPLIANCES
- CLOSE TO LOCAL AMENITIES
- UNFURNISHED



PROPERTY DESCRIPTION

AVAILABLE FROM 21ST JUNE 2023

We are pleased to offer for rent this first floor studio flat which is new to the market and situated in the desirable area of Pontcanna, Cardiff. The property briefly comprises of entrance hallway, separate w.c., open plan living/bedroom space, bathroom and kitchen. The property further benefits from gas central heating and is available unfurnished (with white goods).

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.

ROOM DESCRIPTIONS

Entrance Hallway

Enter via main door into hallway, door to separate w.c. and door to living area.

Separate W.C.

White w.c., vinyl flooring, radiator and window to side.

Lounge/Bedroom

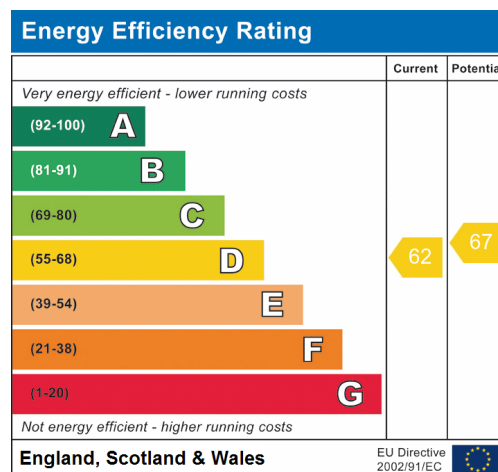
Open plan room, carpeted flooring, 2 windows to side, door to kitchen and door to bathroom.

Bathroom

White suite comprising wash hand basin and bath with shower off taps, vinyl flooring, radiator, window to rear and storage cupboard.

Kitchen

Comprising vinyl flooring, gas cooker, washing machine, fridge (with small freezer compartment), tiled splashbacks, window to rear, gas boiler, stainless steel sink with cupboard under, door to fire escape staircase.



South Wales
198, Cowbridge Road East, Cardiff, CF5 1GX
02920 990088
tara@squarefootagents.co.uk